



# PENN TOWNSHIP

LANCASTER COUNTY, PA

## PENN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

June 01 2026, 7:00 pm

- Call to Order
- Pledge of Allegiance
- Public Comment/Guest Recognition/Welcome New Members
- Approval of Minutes: May 04, 2026

### DISCUSSION/BRIEFING ITEMS

#### 26-005: Preliminary/Final Subdivision and Land Development Plan for Timber Knoll, with waivers requested

<b>Project:</b> Timber Knoll, Preliminary/Final Subdivision and Land Development Plan	<b>Timber Knoll:</b> SALDO & SWMO Waivers Requested, see cover letter provided by applicant
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**Brief Project Description:** The parcel as it exists currently in Penn Township is largely unimproved/cropland and is zoned Medium Density Residential (RM), the property is approximately 28.3 acres (net). Applicant proposes a total of 71 dwelling units (31 single-detached and 40 single-attached). Streets are proposed to be public. The development proposes a public sanitary sewer pumping station intended for dedication to the Northwestern Lancaster County Authority (NWLCA) and all proposed sanitary sewer mains for dedication to the NWLCA. All proposed water mains are intended for dedication to the public water authority serving the development, Manheim Area Water and Sewer Authority (MAWSA). An NPDES permit will be required as part of the project due to the limit of disturbance and the applicant will be required to obtain a Highway Occupancy Permit (HOP) for access onto Fruitville Pike.

<b>Penn Township Project No. 26-005</b>	<b>Property ID:</b> 5008686900000
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### DECISION ITEMS

#### Chapter 27 – Zoning Text Amendment

<b>Title:</b> Zoning Amendment – Add Uses in the Agricultural Zoning District	<b>Petitioner:</b> Noah W. Kreider and Sons
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**Brief Description:** Applicant has submitted a petition to amend Chapter 27, Zoning, to establish a land use of “large agricultural operation” in Penn Township Lancaster County. A large agricultural operation is defined in the proposed ordinance as a contiguous tract of at least 350 acres within the Agricultural Zoning District and under common ownership. A large agricultural operation may be permitted by *special exception* in the AG zoning district. Additional criterion is provided within “Exhibit A” as submitted by the petitioner. Hearing dates are listed below for the respective agencies. Township staff and applicant, Kreider Farms,

- Lancaster County Planning Commission – June 08, 2026
- Penn Township Board of Supervisors – June 22, 2026

<b>Penn Township Proposed Ordinance #2026-02</b>	<b>Township Wide Ordinance</b>
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- Staff recommends *approval* to the Penn Township Board of Supervisors regarding the Zoning Text Amendment for adding uses for “large agricultural operations” in Penn Township.

### ADJOURNMENT

#### PENN TWP. UPCOMING MEETINGS

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|-----------------------------------|------------------|
| • Board of Supervisors: 6/8, 6/22 | • Penn IDA: 6/23 |
| • Zoning Hearing Board: 6/10      | • ASAAC: 7/16    |
| • NWLCA: 6/16                     |                  |

**Next Planning Commission Meeting: July 07, 2026 | Plan submittal cutoff date is June 16, 2026**

